

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 13, 1967

Appeal No. 9433 Mutual Benefits Life Insurance Company and  
Westchester Corporation, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 24, 1968.

EFFECTIVE DATE OF ORDER - Feb. 8, 1968

ORDERED:

That the appeal for permission to change a nonconforming use from a grocery store to a grocery store and delicatessen at 4000 Cathedral Avenue, NW., lot 800, Square 1805, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The property is improved with a multi-unit apartment building called the Westchester.
3. A Certificate of Occupancy issued November 16, 1931 established retail grocery sales on the first floor of the building in an area measuring approximately 6,000 square feet.
4. The last Certificate of Occupancy No. B-39972 issued March 14, 1963 was issued for a retail grocery store.
5. Appellant proposes to establish a delicatessen in conjunction with the existing grocery store.
6. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.


This Order shall be subject to the following conditions:

- (a) No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.
- (b) There shall be no catering service.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY:

  
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.